

Article 9:  
**VIOLATIONS, PENALTIES AND LEGAL REMEDIES**

Article 9:**VIOLATIONS, PENALTIES AND LEGAL REMEDIES**

- A.** Any person (owner, applicant, subdivider, or agent) who sells or transfers any land of a subdivision before (1) the Final Subdivision Plat has been duly approved and recorded, and (2) the bond(s) for the subdivision have been posted and approved by Town Council shall be guilty of a Class 1 (one) misdemeanor.
- B.** Any person, whether owner, lessee, principal, agent, employee or otherwise, who violates any of the provisions of this Ordinance, or permits any such violation, or fails to comply with any of the requirements hereof, or who subdivides any land, constructs any improvements, erects any building, or uses any land in violation of any Preliminary or Final Subdivision Plat or Public Improvement Plan submitted by such person and approved under the provisions of this Ordinance shall be guilty of a misdemeanor and, upon conviction thereof, shall be subject to punishment as provided by law. Each lot that constitutes a violation and each day that a violation continues shall be deemed a separate offense subject to cumulative fines and other penalties.
- C.** The Planning and Zoning Administrator may initiate injunction, mandamus, or any other appropriate action to prevent, enjoin, abate or remove such erection or use in violation of any provision of this Ordinance. Such action may also be instituted by any citizen who may be aggrieved or particularly damaged by a violation of any provisions of the ordinance.
- D.** Upon becoming aware of any violation of any provisions of this ordinance, the Planning and Zoning Administrator shall serve notice of such violator on the person committing or permitting the same, and if such violation has not ceased within such reasonable time as the Planning and Zoning Administrator has specified in such notice, he shall institute such action as may be necessary to terminate the violation.
- E.** The remedies provided for in this Section are cumulative and not exclusive and shall be in addition to any other remedies provided by the law.